LOT 15 NICELY ACRES S/D.

750-317, 809-2031, QC 1041-1099,

RAGANS BARRY/RAGANS LESLIE
2053 SW HALITIWANGER RD
LAKE CITY, FL 32024

2027

04-6S-17-09597-115

BUILDING CHARACTERISTICS

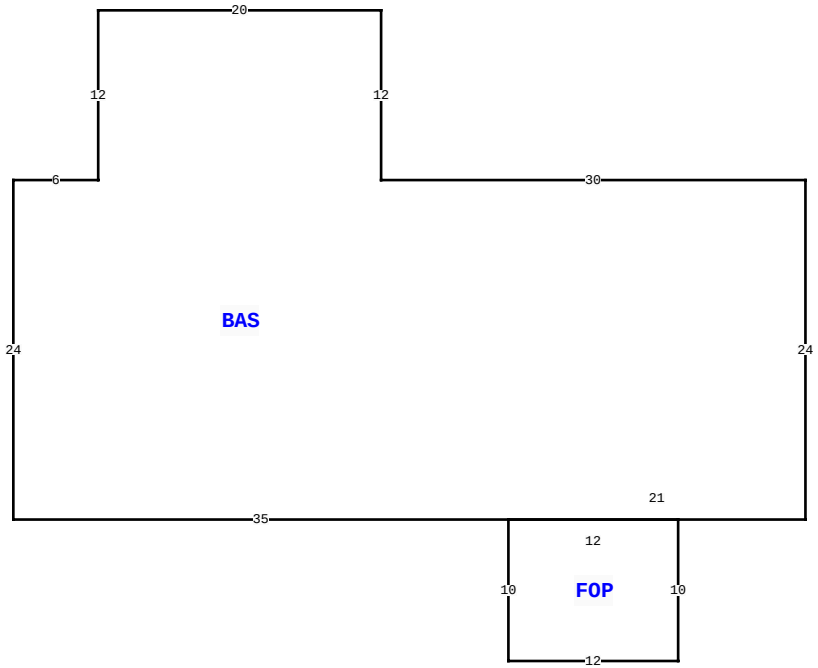
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	70,116
FOP	120	35		42	1,859
TOTALS	1,704			1,626	71,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,626	113.5000	68.10	110,731	1992	2010	0	0	0	35.00	65.00

1 MOBILE HME 100% - 2019 Heated Area: 1584 HX Base Yr 2019



2053 SW HALTIWANGER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	50	2004	2004	3	50	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	71,975
TOTAL MARKET OB/XF VALUE	8,450
TOTAL LAND VALUE - MARKET	37,760
TOTAL MARKET VALUE	118,185
SOH/AGL Deduction	31,180
ASSESSED VALUE	87,005
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	35,594
TOTAL JUST VALUE	118,185
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,185

XFOB:3:1: 1992 EAGL TRIPLE WIDE MH (INCLUDES 56X28

XFOB:2:1: 1992 EAGL TRIPLE WIDE MH (INCLUDES 20X14

SALE:2:1: LOT 15, NICELY ACRES

SALE:1:1: PARCEL 15 NICELY ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/2182	9/28/2018	WD	Q	I	01	87,000
GRANTOR: LISA B FORD						
GRANTEE: BARRY & LESLIE RAGA						
1327/1374	12/14/2016	WD	U	I	12	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: LISA B FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S12 W6 S24 E35 FOP= S10 E12 N10 W12$ E21 N24 W30 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	2.36	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,760							

REVIEW DATE 10/02/2017 BY BC Total Acres: 2.36 Total Land Value: 37,760 Market: 0 Agricultural: 0 Common: 37,760 PRINTED 11/17/2026 BY SYS